184.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,800 / 692,800
					USE VALUE:	692,800 / 692,800
					ASSESSED:	692,800 / 692,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORCORAN MARY ANN
Owner 2:	
Owner 3:	
Street 1:	53 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FLANAGAN MARY LEE--ETAL -
Owner 2:	MYERS JOHN M -
Street 1:	53 BROWNING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .187 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1378 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8139.000	227,900		464,900	692,800
Total Card	0.187	227,900		464,900	692,800
Total Parcel	0.187	227,900		464,900	692,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.90 | /Parcel: 502.90

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123565

GIS Ref

GIS Ref

Insp Date 07/12/18

!14286!

PREVIOUS ASSESSMENT

Parcel ID 184.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	227,900	0	8,139.	464,900	692,800		Year end	12/23/2021
2021	101	FV	219,600	0	8,139.	464,900	684,500		Year End Roll	12/10/2020
2020	101	FV	219,600	0	8,139.	464,900	684,500	684,500	Year End Roll	12/18/2019
2019	101	FV	188,900	0	8,139.	464,900	653,800	653,800	Year End Roll	1/3/2019
2018	101	FV	186,700	0	8,139.	391,900	578,600	578,600	Year End Roll	12/20/2017
2017	101	FV	186,700	0	8,139.	358,700	545,400	545,400	Year End Roll	1/3/2017
2016	101	FV	186,700	0	8,139.	305,500	492,200	492,200	Year End	1/4/2016
2015	101	FV	185,800	0	8,139.	265,700	451,500	451,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:42:50

LAST REV

Date	Time
10/19/18	08:50:16
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14286

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLANAGAN MARY L	43395-26		7/29/2004		430,000	No	No		
	15614-382		6/1/1984		125,100	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	163	PATRIOT
11/15/2004	MLS	MM	Mary M
2/28/2000	Inspected	276	PATRIOT
1/10/2000	Mailer Sent		
1/3/2000	Measured	263	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	123565
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8139		Sq. Ft.	Site		0	70.	0.82	7									464,917						464,900	

Total AC/HA:	0.18685	Total SF/SM:	8139	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	464,917	Spl Credit		Total:	464,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99793488
Adj $ / SQ:	134.721
Other Features:	81984
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309647
Depreciation:	81747
Depreciated Total:	227900

COMMENTS

3/4 BATH IN BASEMENT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

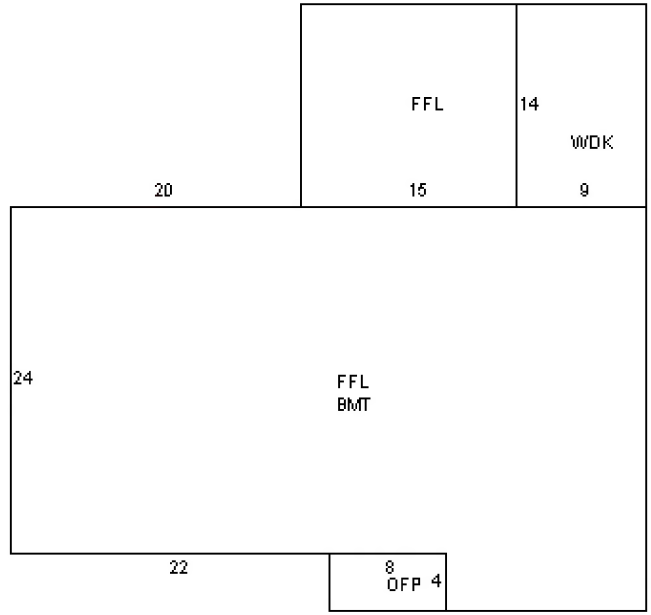
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.72
Special Features:	0	Val/Su Net:	87.92
Final Total:	227900	Val/Su SzAd	172.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,322	134.720	178,101
BMT	Basement	1,112	41.730	46,404
WDK	Deck	126	13.910	1,752
OFP	Open Porch	32	43.910	1,405

Net Sketched Area:	2,592	Total:	227,662
Size Ad	1322	Gross Area	2592	FinArea	1378
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	5	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc